



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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No. 465 Dispur, Thursday, 26th June, 2025, 5th Ashadha, 1947 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
REVENUE & DISASTER MANAGEMENT DEPARTMENT

NOTIFICATION

The 25th June, 2025

No. ECF. 544110/2024/27.- In pursuance of the provisions of Section 8 (1) and (2) of The Assam Regulation of Reclassification and Reclassification cum Transfer of Lands Act, 2015 (as amended), Governor of Assam is pleased to notify the process for realization of fines in addition to the applicable reclassification premium, in cases where any agricultural land has been put to non-agricultural use without obtaining the statutory permission, as follows:

- I. If any agricultural land mentioned under sub-section (1) of Section 4 of the aforementioned Act is converted to non-agricultural usage without obtaining the permission as required under Section 3 (2) (i), the land shall be deemed to have been reclassified for non-agricultural purpose and upon such deemed reclassification, the District Commissioner shall impose and realize a fine equal to two times of the Reclassification Premium chargeable as specified under sub-section (i) of Section 6, while according No Objection Certificate (NOC) under sub-section (7) of Section 5 for reclassification, if applied for or suo moto, as the case may be.
- II. If any agricultural land mentioned under sub-section (2) of Section 4 has been used for non-agricultural purpose without obtaining the prior permission of Revenue & D.M Department as required under that section and that of the District Commissioner as required under sub-section (2) of Section 3, the land shall be deemed to have been reclassified for non-agricultural purpose and upon such deemed reclassification, the District Commissioner with the approval of the Government in the Revenue & D.M Department shall impose and realize a fine equal to five times of the Reclassification Premium chargeable as specified under sub-section (i) of Section 6, while according No Objection Certificate (NOC) under sub-section (7) of Section 5 for reclassification, if applied for or suo moto, as the case may be.

- III. The aforementioned penalties will be in addition to the usual Reclassification Premium or Reclassification-cum-transfer premium, as applicable, and shall be calculated on the basis of extant Zonal value of the land, as applicable, for the source class (as per land record).
- IV. In cases of reclassification-cum-transfer, if the consideration value is higher than the zonal value of the land, then the premium and penalty both will be calculated on the consideration value of the transaction.
- V. Further, If there is no Zonal Value for the existing class in the concerned village, then Zonal Value of nearby land parcel of similar class may be taken into consideration for the calculation of the reclassification premium, reclassification-cum-transfer premium and penalty, as the case may be.

GYANENDRA DEV TRIPATHI,

Principal Secretary to the Government of Assam,
Revenue & Disaster Management Department,
Dispur.